

7825 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

THE CENTER BUILDING

JOANN LYLE **VASHA CARTER**

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LUXURY CAR GIVEAWAY



CT4/CT5 Cadillac



SECURE A 7 YEAR 10,000+ SF LEASE & WIN!

TERMS & CONDITIONS

What is the Prize? 36 month lease of a Cadillac, model CT4 or CT5 (model and color are limited to the availability at Randy Marion Cadillac- Jacksonville, Florida) with 10,000 miles annually. In lieu of lease, Broker or Sales Associate can opt for a one time cash payment.

Who Can Participate? Any current, active licensed Real Estate Broker or Sales Associate.

What You do to Qualify: Broker or Sales Associate must represent a new tenant that leases at least 10,000 rsf for a term of at least 84 months in either Belfort 1 located at 7751 Belfort Parkway, Jacksonville, FL 32256 or the Center Building located at 7825 Baymeadows Way, Jacksonville, FL 32256. Time of any Rent Abatement does not constitute time towards term for incentive program. (Example 1: If a tenant that a broker represents signs an 84 month lease with 3 months of rent abatement of 10,000 rsf in the Center Bldg, the Broker does not qualify for prize. Example 2: If a tenant that the broker represents signs an 84 month lease of 10,000 rsf in Belfort 1, the Broker is qualified to be the recipient of the prize).

Duration: July 1, 2023 - June 30, 2024

Further Prize Details and Conditions: Prize is for the Lease Payment and associated sales tax. Vehicle will be leased in the name of the Winner. Therefore, Winner must be credit-worthy enough to be able to qualify to lease a vehicle. Winner will be responsible for any dealer fees including but not limited to Security Deposit, Acquisition/Disposition Fees, Registration Fee, all miles over 10,000 annually, Contract Termination, Wear & Tear, and Maintenance.

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OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	107,554 SF
Available SF:	520 - 37,990 SF
Lot Size:	9.64 Acres
Year Built:	1976
Renovated:	2017
Zoning:	IBP

PROPERTY OVERVIEW

Excellent office space overlooking Center Lake in the Baymeadows submarket. The property offers convenient access to I-95, Baymeadows Road, I-295, J. Turner Butler Blvd as well as numerous restaurants, banks and retail shopping. Great central location convenient to all sides of town.

PROPERTY HIGHLIGHTS

- On site property management
- 24-7 Security
- Ample Parking
- Serene campus setting with lake views and courtyard gazebo
- High speed fiber connectivity

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	520 - 37,990 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

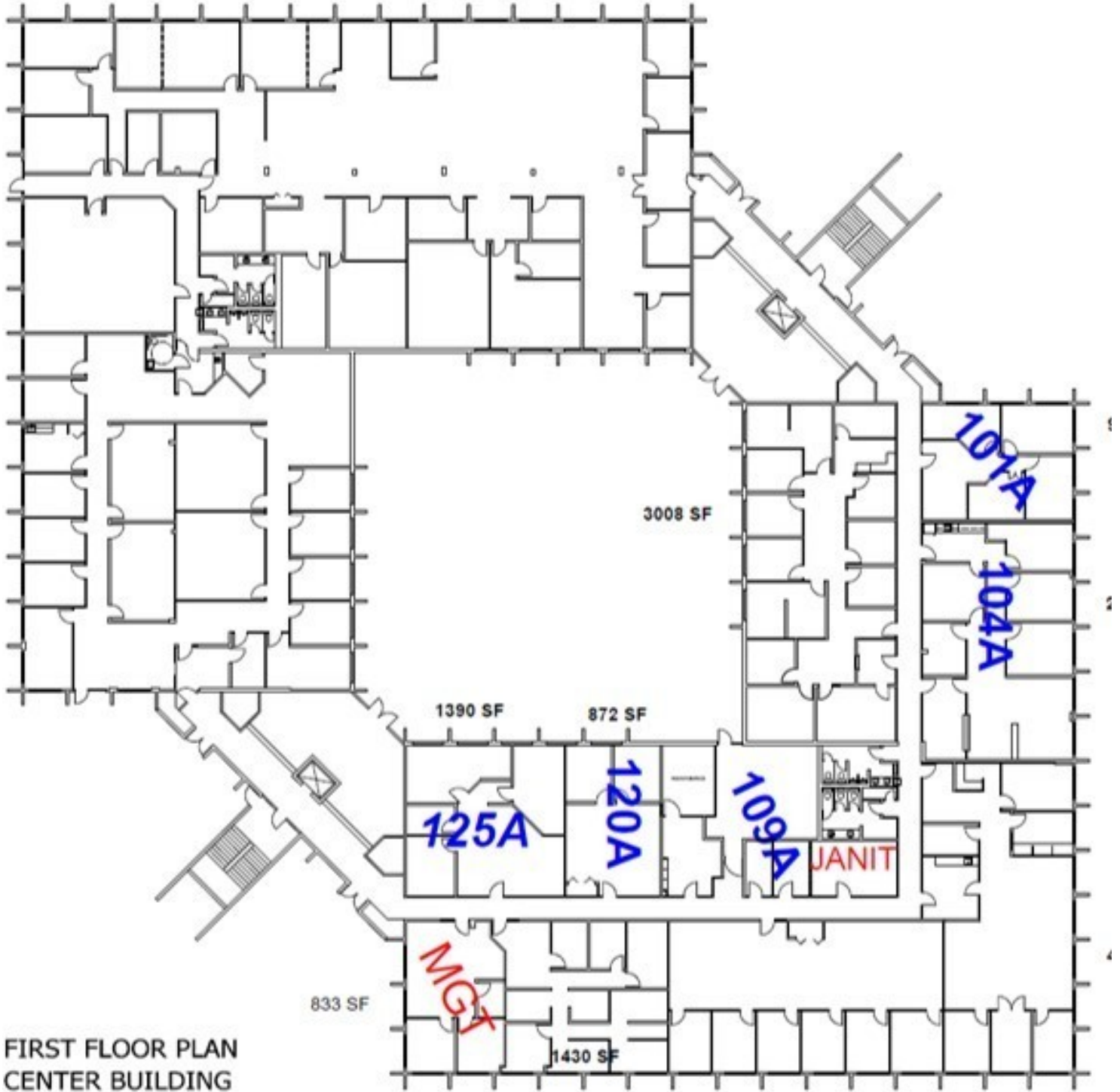
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104A	Available	2,133 SF	Full Service	\$18.50 SF/yr	-
Suite 109A -Cafe	Available	520 SF	Full Service	Negotiable	Cafe/Deli
Suite 124A	Available	1,430 SF	Full Service	\$18.50 SF/yr	-
200A	Available	4,000 - 37,990 SF	Full Service	\$18.50 SF/yr	-

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FIRST FLOOR PLAN
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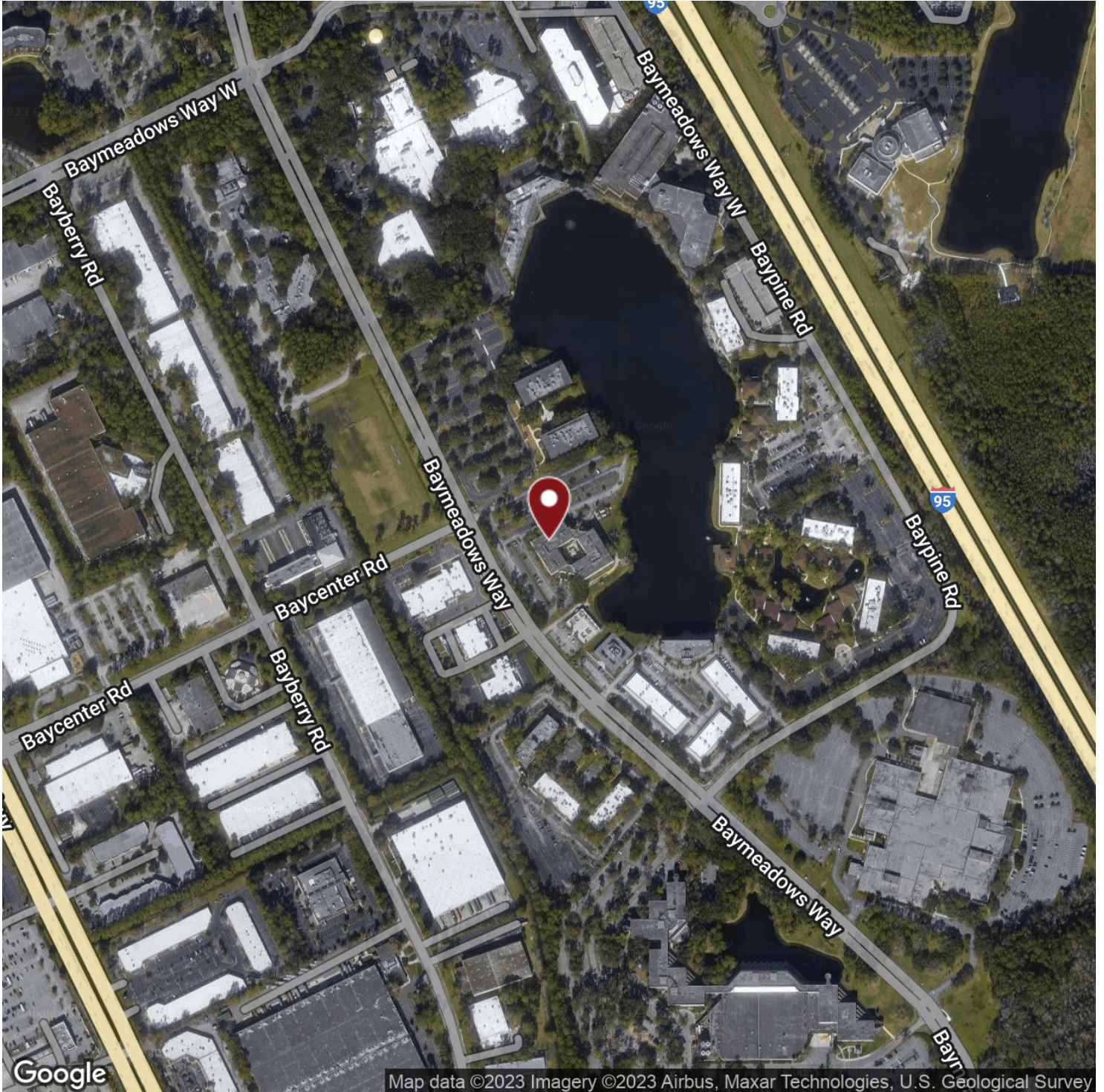
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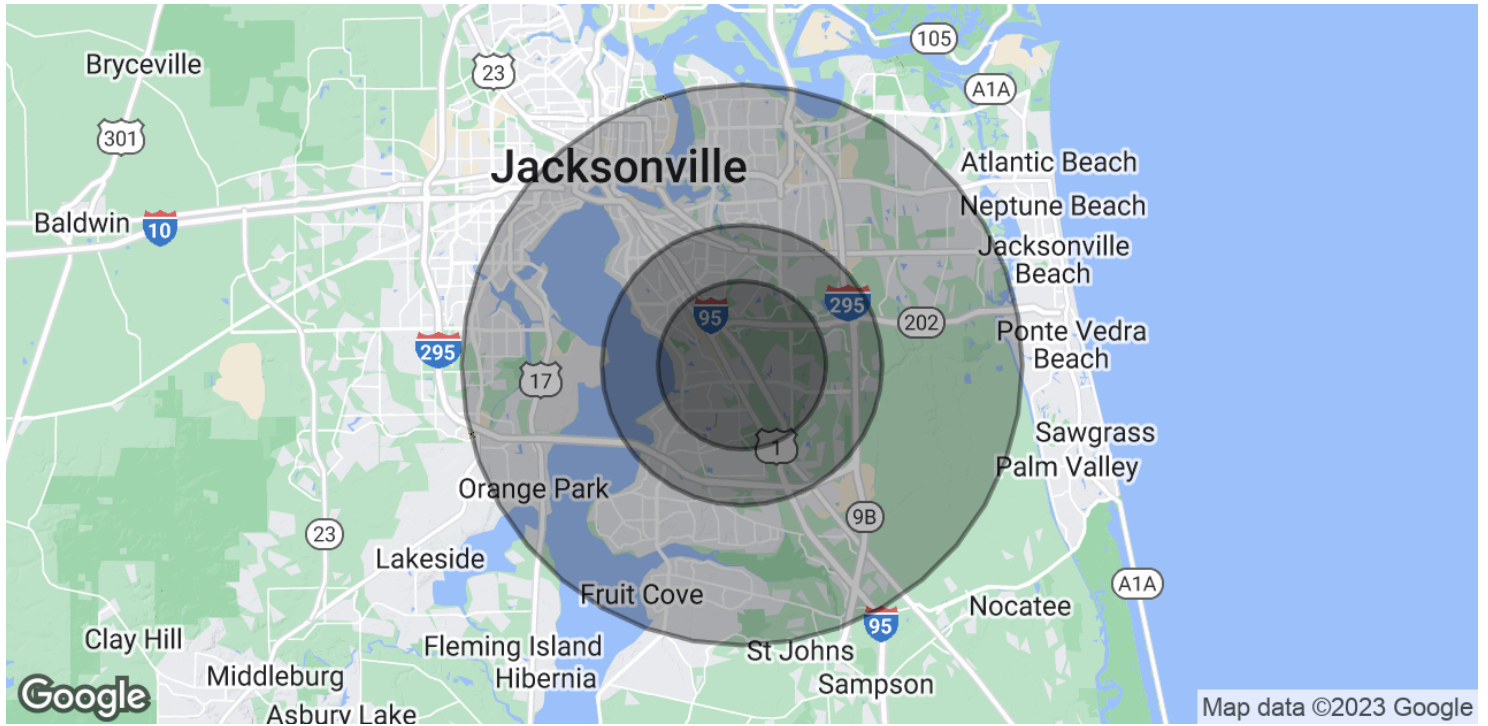
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svrcommercial.com

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,605	172,950	581,747
Average age	35.9	38.8	37.9
Average age (Male)	36.2	37.5	37.1
Average age (Female)	36.3	40.3	38.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	34,405	81,261	255,289
# of persons per HH	2.0	2.1	2.3
Average HH income	\$68,555	\$75,952	\$76,393
Average house value	\$164,943	\$189,864	\$220,015

* Demographic data derived from 2020 ACS - US Census

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